



**610 Sunset**  
**Lower Township, NJ 08204**

**Asking \$1,195,000.00**



**COMMENTS**

A Nature Lover's Retreat Welcome to 610 Sunset Blvd, a well-maintained 4-bedroom, 2-bathroom home nestled in one of Cape May's most environmentally sensitive and scenic locations. Surrounded by preserved Green Acres, Blue Acres, Open Space, and State Park lands, this home offers a rare opportunity to live in harmony with nature while being just minutes from Cape May and Cape May Point. Situated along a critical migratory route, this property is a haven for birders and wildlife enthusiasts. Just a short distance from the renowned Audubon Society at the Point, it provides front-row access to seasonal bird migrations, diverse wildlife, and breathtaking sunsets. Inside, this thoughtfully designed two-story home offers a spacious and functional layout. The first floor features a bedroom and full bath for convenience, while the separate dining area and eat-in kitchen provide plenty of room for gatherings. Upstairs, three additional bedrooms ensure ample space for family and guests. The covered back porch is perfect for relaxing and enjoying the peaceful surroundings, while the large, detached shed offers extra storage or potential for a workshop. A two-car garage provides room for vehicles, beach gear, and more. Enjoy the best of Cape May's coastal lifestyle with nearby pristine beaches, the natural beauty of Cape May Point, and the iconic Sunset Beach—all while being immersed in an ecologically rich and protected environment. Whether you're seeking a year-round home, a vacation retreat, or an investment property, this is a unique opportunity to own a piece of Cape May's preserved landscape.

**PROPERTY DETAILS**

|                  |                    |                   |                           |
|------------------|--------------------|-------------------|---------------------------|
| Exterior         | OutsideFeatures    | ParkingGarage     | OtherRooms                |
| Wood             | Porch              | Garage            | Living Room               |
|                  | Storage Building   | 2 Car             | Dining Room               |
|                  | Outside Shower     | Detached          | Eat-In-Kitchen            |
|                  |                    | Auto Door Opener  | Laundry/Utility Room      |
|                  |                    |                   | 1st Floor Primary Bedroom |
| InteriorFeatures | AppliancesIncluded | AlsoIncluded      | Basement                  |
| Wood Flooring    | Oven               | Window Treatments | Crawl Space               |
| Vinyl Flooring   | Refrigerator       |                   | Outside Entrance          |
|                  | Washer             |                   |                           |
|                  | Dryer              |                   |                           |
|                  | Dishwasher         |                   |                           |
|                  | Stove Electric     |                   |                           |

# Berger Realty

• Since 1928 •



Berger Realty, Inc.  
3160 Asbury Avenue  
Ocean City, NJ 08226  
1-877-237-4371 / 609-399-0076  
✉ [info@bergerrealty.com](mailto:info@bergerrealty.com)



Heating  
Electric  
Baseboard

Cooling  
Window  
Conditioning

HotWater  
Air Electric

Water  
City

Sewer  
Septic



Ask for John Greiner  
Berger Realty Inc  
3160 Asbury Avenue, Ocean City  
Call: 609-399-0076  
Email to: [jag@bergerrealty.com](mailto:jag@bergerrealty.com)

